

043.0

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

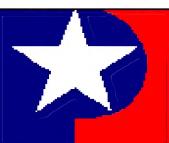
900,100 / 900,100

USE VALUE:

900,100 / 900,100

ASSESSED:

900,100 / 900,100



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69-71		WEBSTER ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	SUPPRISE JOHN P &
Owner 2:	SUPPRISE RITA B
Owner 3:	

Street 1: 69 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 4,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

Total AC/HA: 0.10950

Total SF/SM: 4770

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 450,479

Spl Credit

Total: 450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel  
900,100 / 900,100  
900,100 / 900,100  
900,100 / 900,100

User Acct	30424
GIS Ref	
GIS Ref	
Insp Date	
11/12/18	

USER DEFINED	
Prior Id # 1:	30424
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:51:50
LAST REV	
Date	Time
12/01/20	10:58:10
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION			
Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			CHK FOR ADDITION IN REAR..														
Sty Ht: 3 - 3 Story				A Bath:	Rating:																	
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 4 - Vinyl	10 %			OthrFix:	Rating:																	
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																		
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units:														
Color: BROWN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																	
Grade: C - Average				<b>CONDOS INFORMATION</b>																		
Year Blt: 1925	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%																
Sec Int Wall: 1 - Drywall	20 %			Economic:		%		11		4												
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors:		%		Total:	31	%																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>										
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price				<b>SUB AREA DETAIL</b>						
Bsmnt Gar:				Size Adj.: 1.03489733																		
Electric: 3 - Typical				Const Adj.: 0.98980200																		
Insulation: 2 - Typical				Adj \$ / SQ: 174.138																		
Int vs Ext: S				Other Features: 101500																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																		
# Heat Sys: 2				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 648100																		
% Com Wall		% Sprinkled:		Depreciation: 200911																		
				Depreciated Total: 447189																		
<b>MOBILE HOME</b>				Make:			Model:			Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 043.0-0005-0016.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
96	Whirl Pool	D	S	1 4		A	AV	2007	500.00	T	9.6	104			1,800			1,800				
2	Frame Shed	D	Y	1 6X8		A	AV	2018	0.00	T	1	104										
19	Patio	D	Y	1 10X10		A	AV	2018	6.00	T	5	104			600			600				
More: N	Total Yard Items:	600	Total Special Features:	1,800	Total:	2,400													<b>AssessPro Patriot Properties, Inc</b>			